

B. SURVEY SUMMARY OF EXISTING CONDITIONS

EXTERIOR SURVEY



Exterior granite on the capitol is generally in excellent condition for its age. However, there are several conditions which require attention and even destructive exploration to determine extent of damage and develop an approach to restoration and maintenance.

A number of mortar joints are missing or are broken. In some cases these have been inappropriately patched with caulk, especially at windows. In most cases, the vacancy left by the mortar allows water to penetrate the surface of the stone facing, and causes much of the staining, visible both at the joint itself and across the surface of the stone. There are dark stains underneath the cornice, which may be caused by pollution, or conversely, by the oxidization of metal ties holding the ornament on. Efflorescence, white saline stains on the surface of a stone, indicate water penetration with no recourse for drainage. The water then evaporates through the surface of the stone, leaving salt deposits behind. Over time, this will cause spalling of the stone surface, and result in even more water penetration.

There is staining of these varieties on the underneath of almost all aperture openings, as well as under entablatures, protruding belt courses, and the ceilings of the soffit.

Bird and insect nests and other foreign objects are found nestled in the ornament at various locations. Sloped concrete on the back side of column capitals moderately discourage pigeons from perching there, but there are few other places which are unwelcome for airborne animals.

Other serious granite conditions include deeply exfoliated surfaces at the south entrance. These are presumably the result of direct impact. All exterior stairs have extensive breaks and chips from normal use. Broken balusters at the main and parapet levels are more difficult to damage by impact, because there is no pedestrian traffic at either of these locations. Breakage is occurring from weathering and insufficient protection from that weather. The damage is from the inside-out, and worsens the longer it is left unattended.

Ornament which is broken and chipped at its corners exhibits additional evidence of poor weather-proofing, and likely also indicates impact by falling ice.

Naturally occurring inclusions (foreign matter with color varying from light grey) are characteristic of the Utah granite used on the capitol. Similar markings are found on the Temple and the new LDS conference center downtown. These are not candidates

for repair, requiring no treatment. There are, however, many instances where the stone was patched with a light colored material, and these should be replaced and patched correctly.

There are many elements which are insensitive to the historic quality of the building and its materials. Light fixtures, screens in basement window openings, plastic and metal anchors placed for temporary support of long-gone items, and other systems items attached to the granite should be avoided when possible. When absolutely necessary, they should always be of a character respecting the historic qualities of the building and causing no damage which is irreversible.

Empty square light casings in the soffit of the main colonnade are removable with little or no damage to the structure, and should be replaced with lighting that is both functioning and retains historic integrity.

Guard rails at the exterior stairs are rusted and their connections to the stone are tentative. These should be replaced with as little damage to the stone as possible in their anchoring.



SUMMARY OF SURVEY OF INTERIOR ROOMS

The process of surveying the Interior Rooms and their elements consisted of numerous documentations followed by supplementary visits and investigations.

We first observed the rooms and created a list of interior elements. Each room or area was ranked according to a three-level preservation scale, which helped us to determine to what level of detail each room would be considered and documented. We then went through the entire capitol a second time more thoroughly. We recorded the elements of each room, from flooring through moldings and details, and ending with ceiling materials. Subsequently we made several intermediate visits to survey specific rooms in greater depth.



As we worked with the spaces, we found that our three-level preservation scale was inadequate to communicate the variety of ways we were judging the rooms. A fact that often confused rather than clarified distinctions between the variety of preservation and restoration approaches that might appropriately be used.

A four-level scale was then developed specifically to describe conditions at the capitol, as laid out in the following section, *IX. C. 4 Floor Plans Analysis and Recommendations: Preservation Zones*.

Through the survey, we have found that original finishes seem to exist primarily in the atrium, legislative and court chambers, governor's wing, and the Gold room.

The finishes of most other rooms have been changed as remodels have occurred. However, a good number of office walls and interior doors are original. The wood graining on the metal casings has been in many cases maintained.

Furniture throughout capitol offices is basically modern. As a rule, furniture lists are not kept, except possibly through each department. Surplus furniture is sold with little interest. The historic furniture is primarily in the Gold Room, Supreme Court, and Senate chambers. Some is also found in the Governor's wing and a few other places, including the House of Representative's Lounge.

Historic lighting is also sparse outside of the main public and other Preservation Zone I areas. As contemporary thought about lighting needs have changed, fixtures and lamps have been replaced to accommodate updated technology and personal needs. Most of the historic lighting that does remain has been well-maintained and has escaped vandalism as well.

The flooring materials outside of the public areas have been either removed or covered to allow for carpet. The main public areas (rotunda, corridors, restrooms) do retain their original coverings.

As found in the appendix, rooms have been grouped by zone and also similarity in element. Because some construction projects were underway for the duration of the survey process, there will be some information that is already outdated as of this printing. As much as possible, we have kept inconsistencies to a minimum.

